

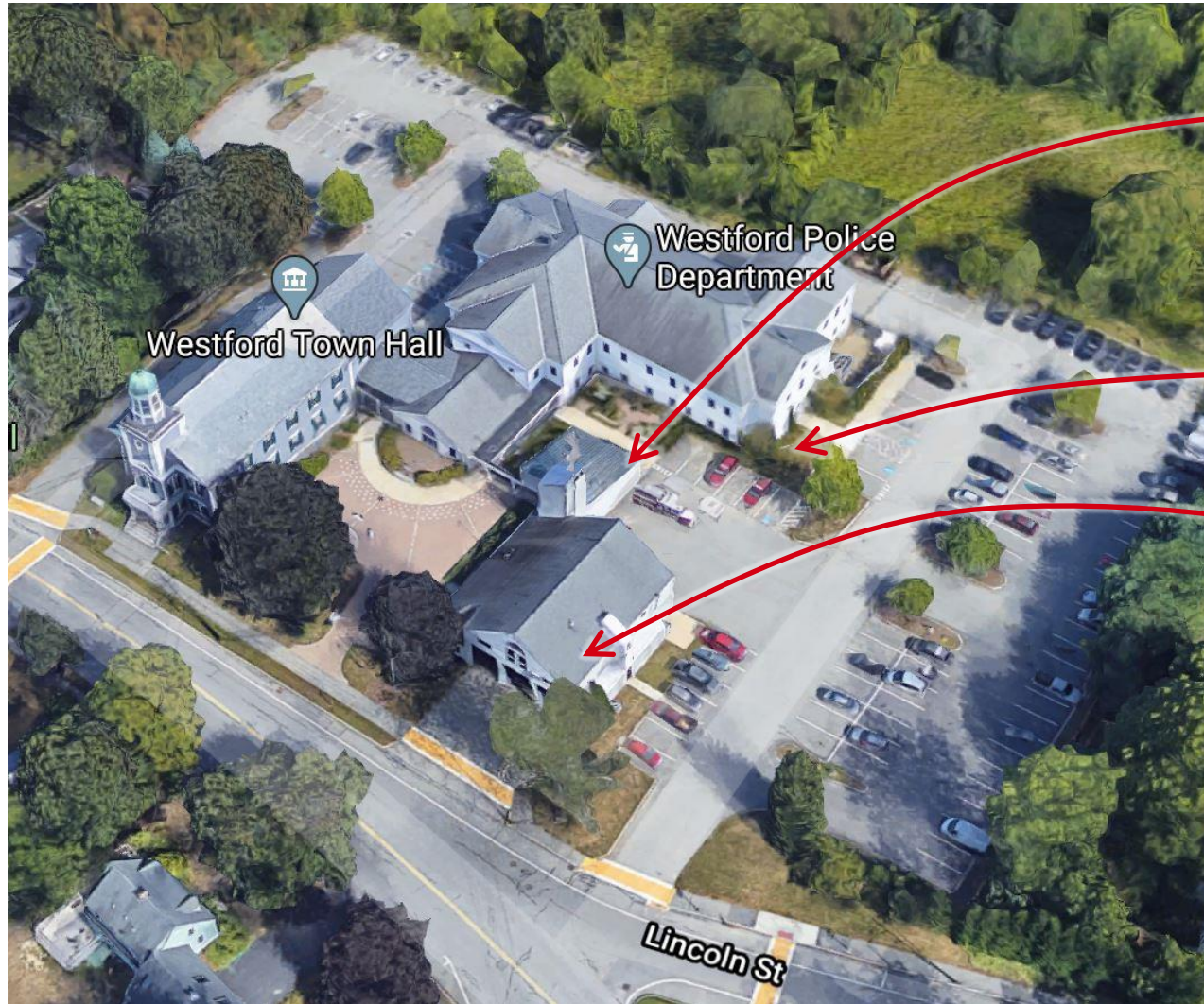


Strategic Planning Retreat: New Center Building at 51 Main Street



Town Hall Complex

New Center Building at 51 Main Street



- Existing generator and Police Department storage building to remain
- Location of new communications tower
- Existing Fire Station to be demolished. Station was built in 1974 and is currently vacant. Building is not salvageable due to its poor condition.



Project Planning Timeline

- ❖ Public discussion of project began in **2015** with new Fire Station planning
- ❖ Town Building Space Analysis Task Force discussed space needs and analyzed projected requirements for next **30 years**
- ❖ Initial **\$60K** for Feasibility Study approved at **2017** Annual Town Meeting
- ❖ Study recommended two-story **9,100 s.f.** building that includes:
 - 100-seat Meeting Room / Police Training Room / Other Training / Meeting Needs
 - Office space for Technology Dept., Facilities Dept. and Veterans Services
- ❖ Additional **\$320K** appropriation was approved for design and testing of site at **2018** Annual Town Meeting





Project Planning Timeline (cont'd)

- ❖ Special Town Meetings in **October 2019** and **October 2020** appropriated **\$400K** to remove communications tower from existing Fire Station building and replaced tower adjacent to Police Station
- ❖ New Center Building Project put on hold in **March 2020** due to COVID-19 pandemic
- ❖ Project restarted in **September 2021**
- ❖ **\$92K** of ARPA funds was approved in April 2022 to evaluate energy efficiency and sustainability options for the project
- ❖ Town of Westford has committed **\$872K** to date on this project
- ❖ Special Town Meeting in October 2022 will seek **\$11.4M** appropriation for final design and construction funding
- ❖ If approved, project will be publicly bid in early summer **2023**.
- ❖ Estimated construction completion is **December 2024**.
- ❖ Proposed New Center Building has been discussed at over **100** public meetings (PTBC, SB, CEASC, FINCOM, SPR, ATM, STM, CPC)



New Communications Tower at Police Station



Key Project Components

- Proposed building addresses five (5) identified Town department/space needs for the community:
 - ✓ New Large Meeting/Community Room
- Provide new office space for the following:
 - ✓ Technology Department
 - ✓ Veterans Services
 - ✓ Facilities Department
 - ✓ Sustainability Coordinator
 - ✓ Wellness Coordinator



Town Hall Meeting Room

Current Issues:

- Historically used by many Town Departments and over 80 committees
- Primary Meeting Room for Select Board, Finance Committee, Planning Board, ZBA and Conservation Commission
- Consistently inadequate space for public attending in-person meetings
- Available seating for approximately 20 attendees





Technology Department

Current Issues:

- Located on East Prescott Street in former Fire Station Garage
- Does not meet accessibility requirements
- Inadequate parking, office and storage space, HVAC systems, and bathroom
- Servers located in unsafe area in garage bays
- Inadequate space for staff, staff meetings, and training programs

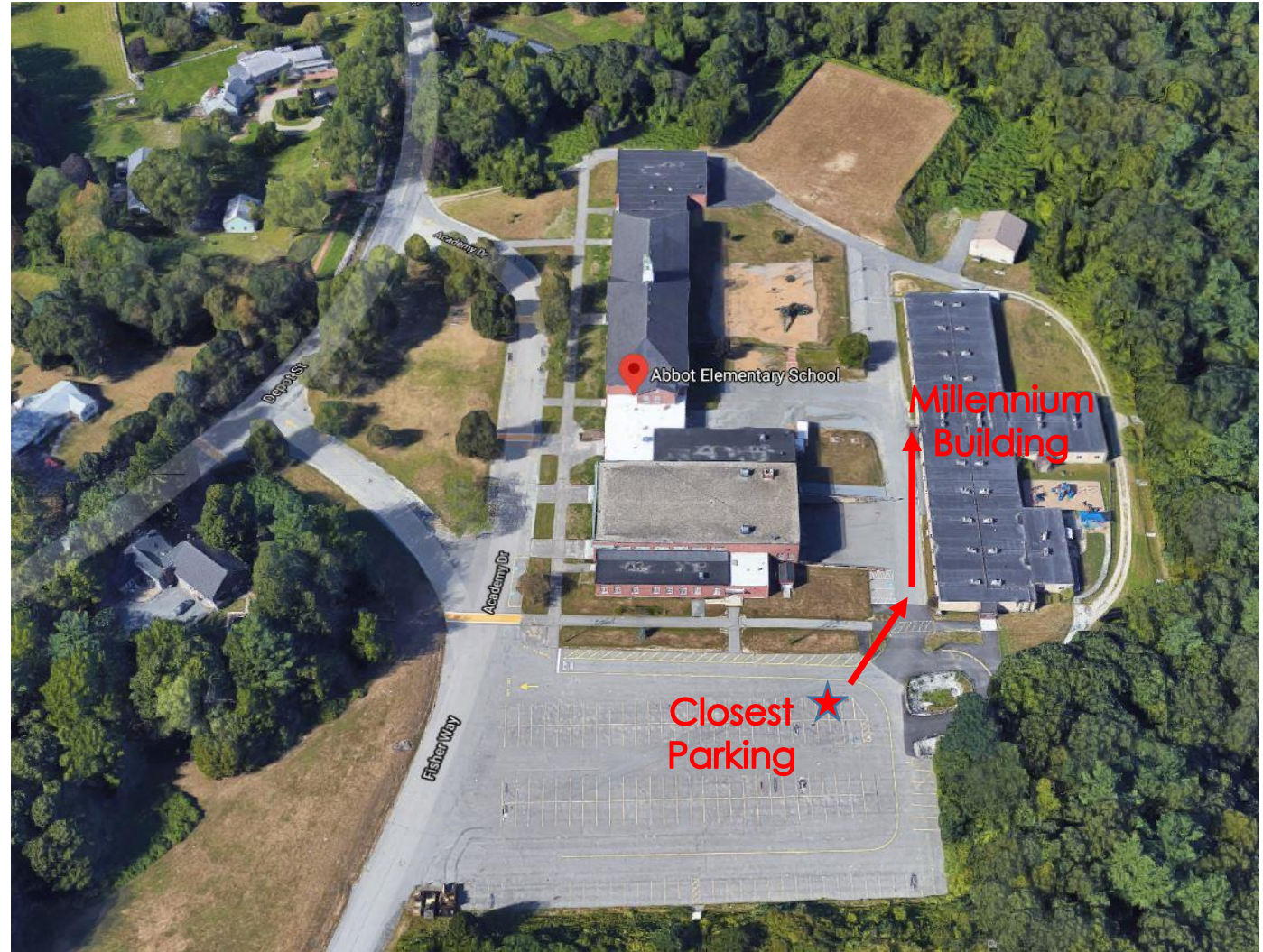




Veterans Services Office

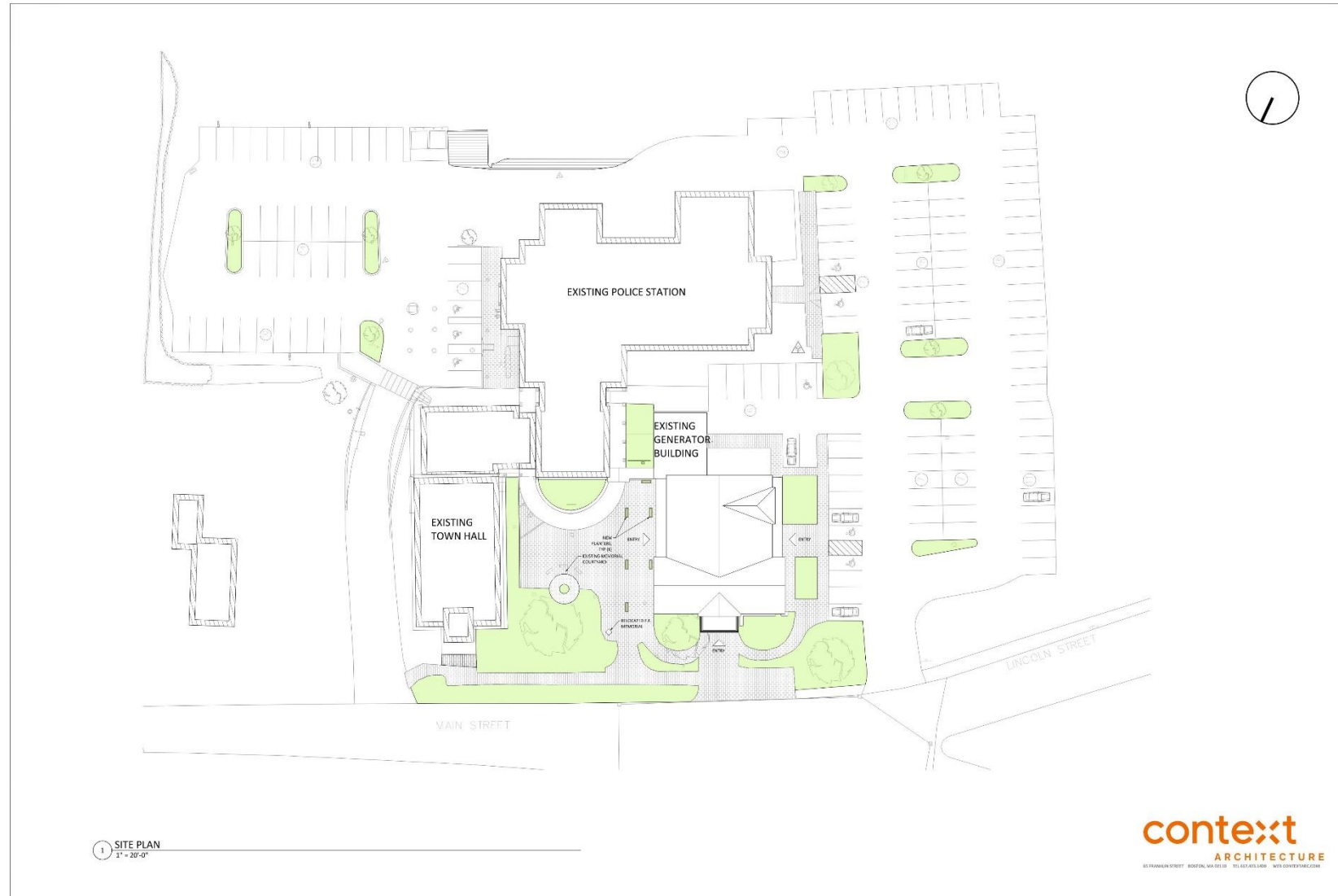
Current Issues:

- Located in Millennium Building
- No other suitable location in town including Town Hall and Senior Center
- Visitors to office must walk over 100 yards from parking lot to office





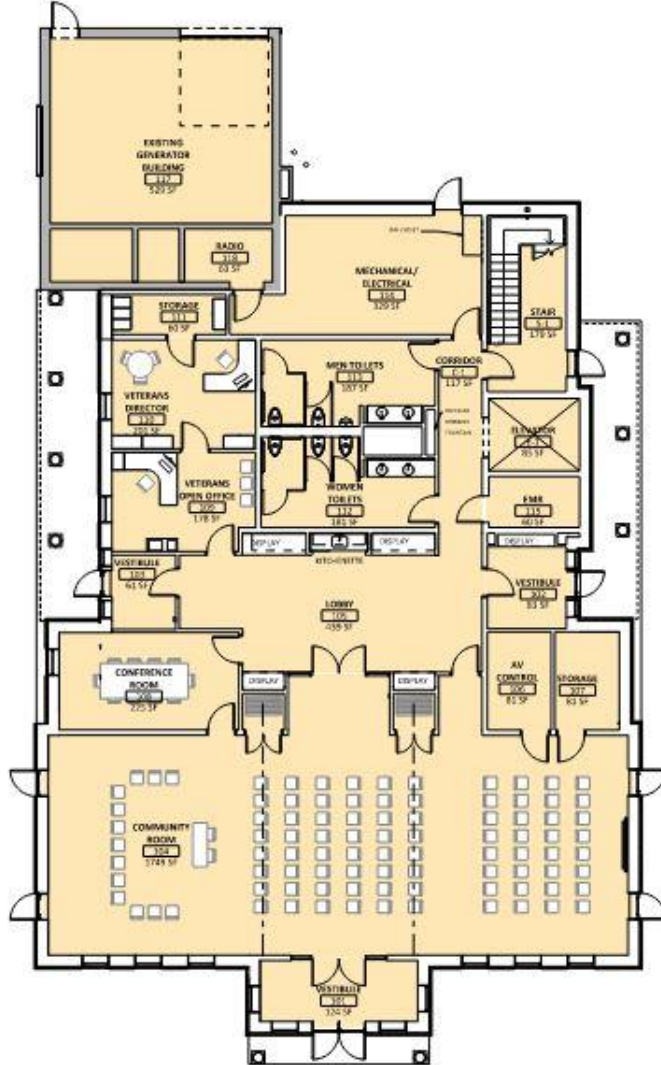
Building Site Plan



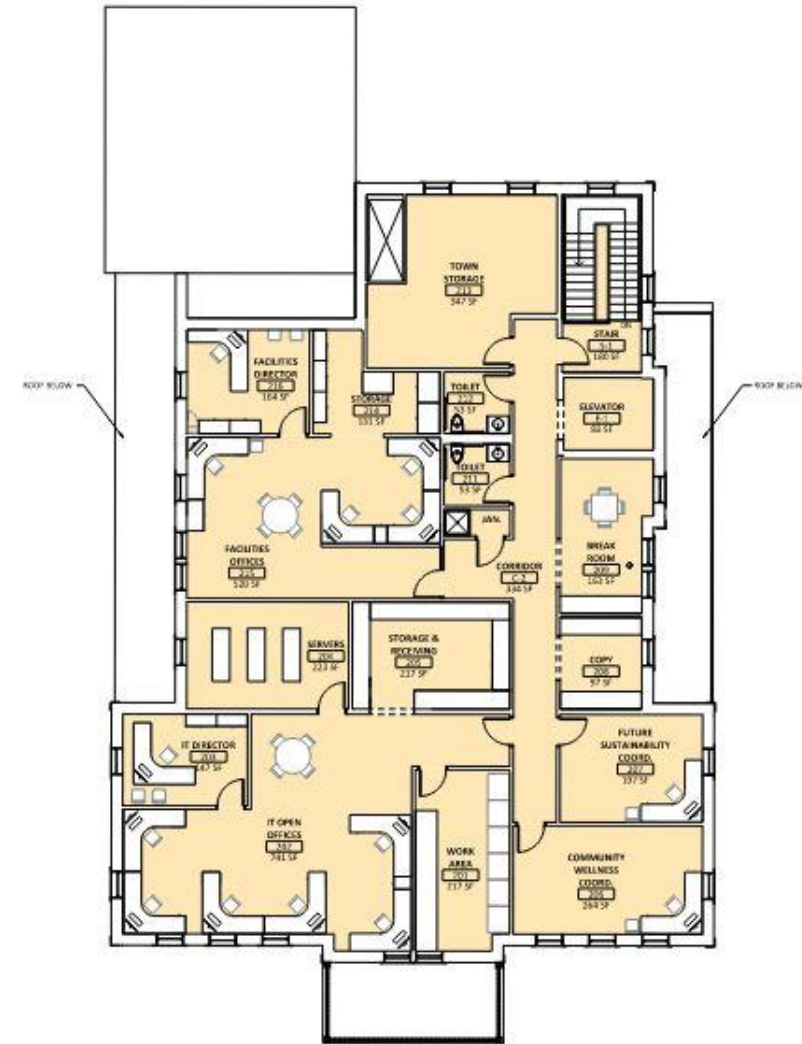


Building Floor Plans

Total Building Size: 9,500 s.f.



First Floor Plan



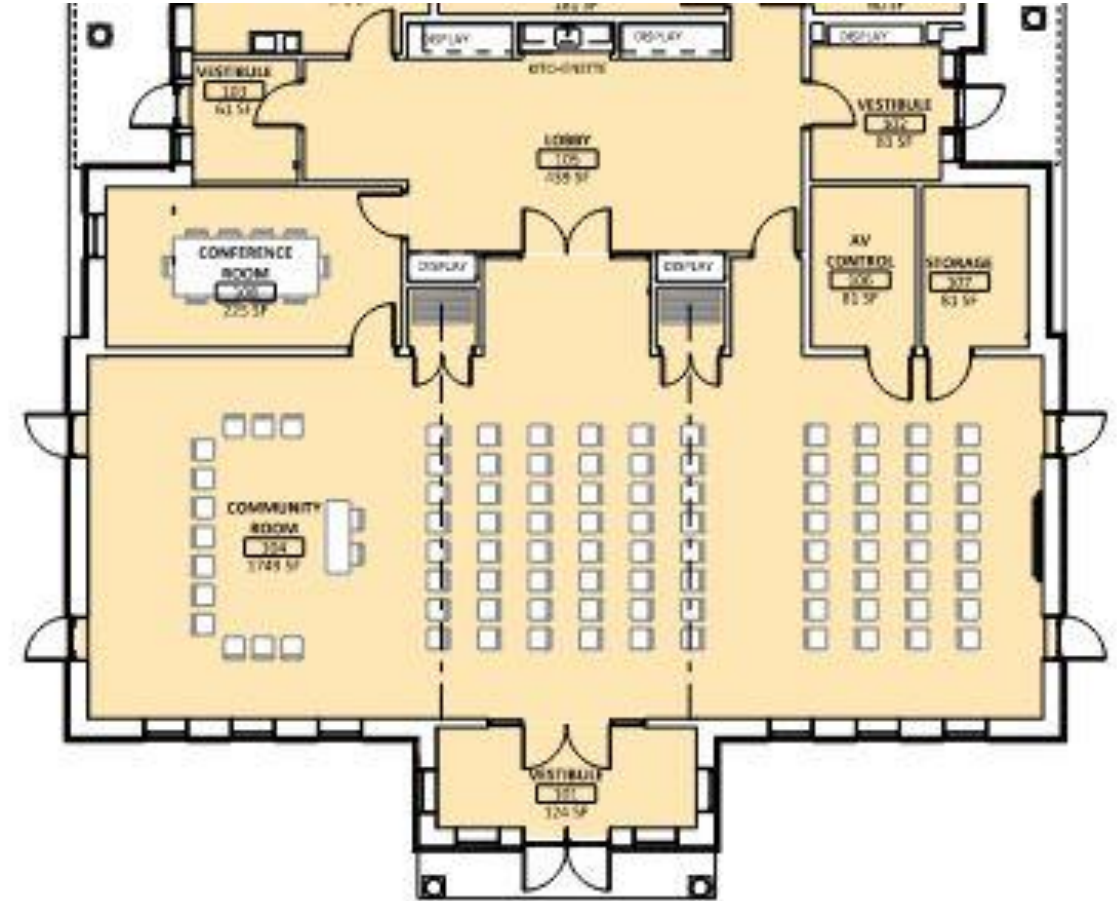
Second Floor Plan



New Meeting Room

Key Features:

- Multi-functional space with retractable partition wall
- Located on the 1st floor
- Accessible off main lobby
- Seating for up to 100
- Ample seating for large crowds and joint board meetings
- Reinstates Police Training Room used for Combined Dispatch Center and may be used for training purposes by other departments





Energy Conservation and Sustainability Goals

Building systems will include:

- ✓ Healthy interiors with low VOC products, highly recycled content materials
- ✓ Daylighting, views and comfort controls increases productivity
- ✓ Low flow plumbing fixtures
- ✓ High efficiency electric heating and cooling system through use of air source heat pump
- ✓ Automatic Temperature Controls with energy management system
- ✓ Highly efficient LED lighting with occupancy sensors and daylighting controls
- ✓ Building will be designed with provisions for solar PV system



Energy Conservation and Sustainability Features

Building project goals include:

- ✓ Thermal envelope will have **R values** of **25** (walls) and **40** (roof) – exceeds code minimum
- ✓ Heating & cooling systems will have an Energy Use Intensity (**EUI**) approaching **25**
- ✓ HVAC system designed to provide healthy indoor air quality
- ✓ Sustainability and energy consultants added to team to ensure metrics are met
- ✓ Collaboration with Clean Energy and Sustainability Committee (CEASC)
- ✓ Project will align with Town's commitment to **Net Zero** emissions and sustainability
- ✓ Total energy used will be offset by renewable energy – either produced on-site or purchased
- ✓ Maximize energy efficiency



Project Budget Summary

New Center Building at 51 Main Street

New Building Construction Costs*	\$ 9,000,000
Demolish Fire Station & Hazardous Materials Abatement	\$ 235,000
A&E Fees, OPM, Commissioning & Testing	\$ 650,000
Fixtures, Furnishings, & Equipment Costs	\$ 300,000
Technology Relocation, Moving & Utility Fees	\$ 175,000
Project Contingency (10%)	\$ 1,040,000
Estimated Total Project Cost	\$ 11,400,000

**Construction costs have been escalated to summer 2023 project start*



Questions

